

COMMITTEE ON JOINT SCHOOL BUILDINGS

March 22, 2005

7:00 PM

Chairman Herbert called the meeting to order.

The Clerk called the roll.

Present: School Committee Members Herbert, Beaudry, and Kelley
Aldermen Roy, Porter, DeVries and Garrity

Messrs.: T. Clougherty, K. Foley, A. Jefferson

Chairman Herbert addressed Item 3 of the agenda:

Update on the School Facilities Improvement Project.

- a) update on funds (if any) from the Finance Department that went into the project that was not included in the bond issue (i.e., paid out of the city's general fund).

On motion of Alderman Roy, duly seconded by Alderman Porter it was voted to receive and file this item.

- b) communication from Tim Clougherty, Chief Facilities Manager, summarizing substantiation for the proposed increase in maintenance funding.

On motion of Alderman Porter, duly seconded by Alderman Garrity it was voted to receive and file this item.

Chairman Herbert stated now we can get onto what is not on the agenda.

Alderman Roy stated if the Chairman would, I would just like to for those watching at home let them know why we received and filed that so quickly. The purview of this Committee is new construction of schoolhouses and that subject would be taken up under the regular budget procedures of the Board of Mayor and Aldermen and the School Board. We are not overlooking the increase in maintenance but we are putting it in its proper venue.

Chairman Herbert responded that is correct but Mr. Clougherty thought that it was important that this Committee understand that there is a follow on budgetary issue with regards to taking care of the property that we are overseeing right now in terms of the expansion and renovation and that kind of thing. Tim, we have three or four items. I don't know which order you would like to take them in. Asbestos first maybe?

Timothy Clougherty, Chief Facilities Manager, stated the first item is what we are referring to as Change Order #14. As you will recall, probably over a year ago and I am not sure what the date was but we came to the Committee and presented the problem that we had identified as asbestos related issues and hazardous materials related issues in several schools and presented an anticipated cost of approximately \$1,080,000. At this point in time we are comfortable that the issues that we knew about at that time have been bid out. We are comfortable with the cost that we have received bids on and we are prepared to execute a change order for those monies, which were allocated from the contingency. On a positive note, the change order that we are putting forth is roughly \$235,000 less than what we had requested. It is in the amount of \$848,864.12. It is merely an informational presentation.

Alderman DeVries asked could you repeat the number for the dollar amount for change order #14.

Mr. Clougherty answered the original amount for the hazardous materials removal that we presented almost one year ago today, March 23, 2004, was \$1,083,439. The actual change order amount that we are executing is \$848,864.12. That is roughly \$235,000 in savings.

School Committee Member Beaudry asked what caused that. Was any of that due to the situation that was at Central High School where they laid the plywood over the existing floor instead of removing the floor that had asbestos underneath it? Was that some of the savings and could you enlighten us on where the savings came from?

Mr. Clougherty responded the savings basically came from competitive bidding from the time that we had originally looked at the numbers. We put it out on the street similar to one of the next items that you will see – a painting request that we got from the Building & Sites Committee. We have what we refer to as unit price. It is going to cost us X number of dollars per square foot to remove a piece of hazardous material. We put a budget together based on those unit prices and then we develop a comprehensive scope of work, have the design and put a bid package together and put it out to asbestos abatement contractors, demolition contractors...there are new ceilings that are involved and correspondingly new

flooring. By packaging the work as we have we are able to take advantage of some economies of scale. As we reported we anticipated that that was the maximum amount that we thought we would be incurring, that \$1.083 million and fortunately it came in significantly less. At this point in time we have a lot of these hazardous materials behind us. We have them identified in some of the schools yet to come and barring any large unforeseen things we are pretty confident that we have a good handle on that.

School Committee Member Beaudry stated at Beech Street School the asbestos ceiling tiles are still in right.

Mr. Clougherty responded right they are still in and they are still getting removed.

School Committee Member Beaudry asked will that be part of this \$800,000 or is that going to be an additional cost.

Mr. Clougherty answered that is outside of this \$800,000. That was part of our original base contract.

School Committee Member Beaudry asked so that will be included in this \$800,000.

Mr. Clougherty answered no. That was in our original base contract. I don't believe you will see any items in here relative to the Beech Street ceiling tiles. I think there are probably some Beech Street flooring issues in here but not ceiling tiles.

Alderman Roy asked do we need a motion to return the \$234,574.88 of savings to our contingency account.

Chairman Herbert answered I don't believe we need one. If you want to make one that is fine with me. This is a figure that came in different than what we approved.

Mr. Clougherty stated it is my understanding that you approved an amount to be executed up to that number that we have been reporting. What we will do for the financial spreadsheets is on the line item where you see the \$1,083,000 what we have traditionally done is you will see like for the Southside Middle School stairs or the Hillside Middle School stairs right underneath it those should be...that would be reduced to the \$848,000. Correspondingly, the balance at the bottom will go up.

Alderman Roy stated if Tim can take care of it so the spreadsheet is correct that is fine. It is very nice that as this is happening the change order number is inputted

and referenced back to our approval so I am very comfortable with the accounting measure. As long as it can be taken care of, that is fantastic. Good job on the savings Tim.

Chairman Herbert stated I think we should talk about Parker Varney. Which one do you want to do first Parker Varney or Weston?

Mr. Clougherty stated at the request of the Building & Sites Committee and we have had some discussion at this level you have correspondence hopefully in front of you relative to design for closing in the open concept classrooms at Parker Varney Elementary School. There has been quite a bit of discussion on it. We have met with the Building & Sites Committee a couple of times. I know that Highland Goffes Falls is on the plate as well as Beech Street School. It is my understanding that the Building & Sites Committee has prioritized Parker Varney at this point in time. I was asked to bring forward the potential to use contingency for design services to accommodate that and bring it to its next step so that we could get hard construction numbers and correspondingly bring that in front of the Committee for them to entertain.

Chairman Herbert stated my understanding is that the motion should be that we would approve up to a certain number but you would like to revisit the number and see if you can do better.

Mr. Clougherty responded as you can see we got this number today. I haven't had the opportunity to fully look into it. There are a couple of options that we have in here. If it pleases the Chairman we would like a motion to allow the Facilities Division to contract up to that amount for such design services at its discretion. That number is \$95,796 for the correspondence in front of you.

School Committee Member Beaudry moved to approve up to \$95,796 for design services for the Parker Varney wall project. Alderman Roy duly seconded the motion.

Alderman Garrity stated I am certainly an advocate of enclosing the classrooms that are now open concept. I have one issue and it is probably an editorial comment but Highland Goffes Falls School, which a lot of Ward 9 kids go to and I guess this is a question for the School Board members but it seems like the principal has polled the faculty up there but what about the parents. I think there is a need for enclosed classrooms up there and how come Parker Varney is a priority versus Highland Goffes Falls and our other open concept classrooms? The question is has there been a study done at Highland Goffes Falls to poll the parents versus the faculty as to whether they want open concept classrooms or enclosed classrooms?

Chairman Herbert responded the principal is here. I know the Board hasn't done anything. Do you have any questions about Parker Varney?

Alderman Garrity replied no. I am in favor of enclosing all of the open concept classrooms but I am curious as to why Highland Goffes Falls is not a priority or in front of us tonight.

Chairman Herbert stated I would like to get this motion taken care of. This is about Parker Varney.

Alderman Garrity stated I believe this has to do with the discussion about Parker Varney. I would like an answer as to why Highland Goffes Falls isn't a priority?

School Committee Member Kelley stated it was prioritized I think in Committee because of the price range of where we were with looking at our contingency saying that this is a project that we can do without over exceeding the contingency at this time while still running a report and finding out how much the other projects were going to cost. We are still prioritizing doing them. Our intention is to get them all done but at this time Parker Varney just made the most sense for the contingency that we had in front of us. We didn't want to exhaust that amount on one project and then find out that we have something come up and we can't fulfill our obligation on that project so we took this one first.

Alderman Garrity responded am I to assume that Highland Goffes Falls was more expensive than Parker Varney and that is the reason it is not a priority over Parker Varney.

School Committee Member Kelley replied yes.

Chairman Herbert stated we don't have final figures on...we only have an estimate on the group as a concept from open to close. The feeling was that we would take one bite of the apple at a time and Parker Varney came to the top and that is why it is here and going to final design or we are requesting that it go to final design. The other items are not off the table by any means.

Alderman Garrity asked has there been a questionnaire done to the parents of students at Highland Goffes Falls School versus the faculty about their desire to have open concept classrooms or closed classrooms.

Chairman Herbert answered not to my knowledge.

School Committee Member Kelley stated the principal did write a letter back to us saying that...and I don't know if we included the letter or the e-mail that the principal of Highland Goffes Falls sent us after the *Union Leader* printed the story. He reciprocated with an e-mail regarding what was written and some things were taken out of context.

Alderman Garrity replied yes and that happens with press reports but I am curious if there was...so there was no study done and no questionnaire for the parents.

Chairman Herbert stated there has been no official or formal study that I am aware of. If your point is we should look into it your point is taken.

Alderman Garrity asked can we expect an estimate for the enclosed classrooms for Highland Goffes Falls in the future.

Mr. Clougherty stated just a point of clarification, Mr. Chairman. We have to the best of my knowledge forwarded correspondence to the Board of School Committee on both Highland Goffes Falls and Parker Varney. There is no significant differential in the cost for enclosing the open concept from one to the other. Once we get into bidding there may be some very minor differences but these buildings are next to identical so the costs at this point are identical in our opinion.

Chairman Herbert stated when you added them all up it was a fairly significant number so we shied away from it. We just thought we would take one at a time.

Alderman Garrity asked can anybody give me an explanation why Parker Varney is a priority over Highland Goffes Falls if they are both identical.

Chairman Herbert answered I am not sure they are identical.

Alderman Garrity stated well Mr. Clougherty just said almost identical.

Chairman Herbert responded in terms of the project they are identical maybe and in terms of the cost they are very close to each other but we were lobbied and the administration also agreed that Parker Varney, if you were going to start somewhere you would start with Parker Varney.

Alderman Garrity stated I am not trying to beat up on Parker Varney. I am just curious as to why one is a priority and the other is not. Is it because of the comments of Principal Paul that the faculty believes that open concept classrooms are okay?

Chairman Herbert responded no. Parker Varney started talking about it early on and they have been very active in approaching the School Board about needing and wanting to have it changed. It is more than just the squeaky wheel. They are very organized and they have made a good case to the Committee.

Alderman Garrity asked so it is whoever lobbies the best.

Chairman Herbert answered I think it is whoever feels most strongly about it.

Alderman Garrity stated well I feel very strongly about it and I have made this comment before. My son cannot attend his neighborhood school because he is hearing impaired and because it is an open concept classroom at Highland Goffes Falls. I think it is a priority at Highland Goffes Falls.

Chairman Herbert responded it is and we are trying to go about it the way that I have explained it.

Alderman Roy stated I respect Parker Varney for their work in accomplishing this. I think we are all looking forward to the day when we don't have to discuss any of our neighborhood schools and the problems that go with them. I would like to broaden the conversation out to all of the schools. I believe the school in Ward 1, Webster School, has an open concept and there is a problem there. So I will ask a very broad question of Tim to get back to us with some information. Could either Tim or the Building & Sites Committee furnish us with that priority list and rough estimates of what the costs are going to be so we can start working on all of the schools that fall within our different wards and under the purview of the School Committee? If we could have design numbers on all and where we could have potential savings in the design-build project so that we can react to those for all of the schools that have the open concept.

Mr. Clougherty responded we can provide that information of course. We will provide the information relative to costs, which we have done for I believe three out of the five so far. We are working on Webster and the fifth one is Green Acres. The prioritization would obviously come from the School Committee and the Building & Sites Committee.

Alderman Roy asked Tim in design you mentioned that the schools are very similar. The architectural design quote LBPA, is that Lavallee-Brensinger?

Mr. Clougherty responded that is correct.

Alderman Roy asked in the pricing of developing their documents for the construction phase is there a way we could tie both Parker Varney and Highland

Goffes Falls together for a small amount of redesign money that we may be able to get both projects done or designed for the least amount of dollars expended.

Mr. Clougherty answered that would be part of the negotiation tactics that we would use or one of the caveats that we would like to see as part of the award.

Alderman DeVries stated when we go forward with enclosing the different classrooms at any of the schools are we tampering with the ventilation system or is that all going to be adjusted and balances.

Mr. Clougherty stated we are going to be tampering with the ventilation system as well as the light safety systems and electrical systems, doors, flooring, and ceilings. A lot of different traits go into it. The ventilation systems that we have at the schools are somewhat flexible where it is not one unit serving one classroom so it allows us to expand or to enclose with relative ease.

Alderman DeVries replied you said you could expand or enclose a classroom with relative ease meaning that the ventilation system allows the individual ductwork so it will be done properly and not...

Mr. Clougherty interjected it will not be done haphazardly.

Alderman DeVries stated it has been an issue you understand, these ventilation systems.

Mr. Clougherty responded yes especially at Highland Goffes Falls.

Alderman DeVries stated right at Highland Goffes Falls and I am sure Parker Varney doesn't want that issue.

Mr. Clougherty replied yes we are very sensitive to that.

Alderman Roy stated I would like to amend the motion that I seconded. Tim, if we added 20% to the \$95,000 would that assist you in negotiating Highland Goffes Falls School design adding another roughly \$20,000 to the project? Could you get both done?

Mr. Clougherty responded there is a potential but I can't make any promises right here right now. It would certainly help but right now we are looking at the \$37,300 to bring us to a design level. The \$39,400, which is right under that is basically construction administration – making sure things are done right, approving submittals and things like that. If you approve the \$95,000 as it stands we could roll the construction phase into...if we want to do the construction phase,

in other words if we come back to you with a number of X number of hundreds of thousands of dollars do you want to do that then we could roll that \$39,400 into that. We wouldn't be spending any of that \$39,400 right now.

Chairman Herbert asked where is the \$39,400 from.

Mr. Clougherty answered the total design and professional services is \$95,796. Part of that is actually creating documents that we can get out to bid. Another part is the professional services that come along with the construction typically referred to as construction administration. We don't spend those dollars unless we go into construction.

Chairman Herbert stated Alderman Roy I have a few observations on your amendment. I know you are trying to get more done for the dollar. We have a total of five schools that are in this situation – Beech Street, Webster, Green Acres and the School Board has shied away from taking more than one bite at this time because we haven't really prioritizes which one...if they were both say \$1 million – Beech Street versus Highland, we haven't made a decision as to which one. The Administration has been asked to make a choice. I have a little bit of concern there. I don't know if there is a resolution to it.

Alderman Roy stated what I was trying to give Tim the incentive to do with the 20% increase was negotiate a better deal. Put on his poker face and work with Lavallee-Brensinger. Now seeing that the construction phase design is actually when bricks and mortar and steel are on the school site, I would prefer to move the \$39,400 to the construction phase just like when we order materials to build this and include that in the fee that we would approve at a later date and use part of this \$95,000 to get a second design. I have heard Highland. I would love to go to bat for Webster but I am looking at this as five schools and the more we can take care of the sooner...

Chairman Herbert interjected my understanding is that Beech Street is pretty high on the list on the School District side. That is why I am a little concerned that we identify another school outside of Parker Varney.

Alderman Roy stated I was just looking at the similarities. If we could get a similar school taken care of at a lower cost than having them reinvent the wheel six or eight months or a year from now we may be better off and get a bigger bang for our buck.

Chairman Herbert stated I am all for savings. Do you understand my concern?

Alderman Garrity stated we have already established that it was a lobbying effort right.

Chairman Herbert replied that is not news.

Alderman Garrity stated I am not taking anything away from Webster but if you look at Beech, Highland Goffes Falls and Parker Varney they are all open concept schools. I am not on the School Board anymore and I am not trying to direct the School Board or do anything. I am just giving my opinion as the Alderman from Ward 9. In my opinion the priority should be the schools that are all open concept. It is a proven fact that open concept classrooms are not effective for teaching. I would like to ask Tim, we are looking at this price for Parker Varney. Do we have a price for the three...now would you compare Beech Street to Highland Goffes Falls or Parker Varney? Are they similar or pretty close in needs to enclose the classrooms or what?

Mr. Clougherty responded no.

Alderman Garrity stated but it is your testimony that Highland Goffes Falls and Parker Varney are.

Mr. Clougherty replied I didn't realize I was on the witness stand but I believe that from a facilities standpoint yes Parker Varney and Highland Goffes Falls are very similar. I don't think I would have to qualify as an expert witness but...

Alderman Garrity interjected so if we get a two for one deal it probably won't be \$95,796 times two right.

Mr. Clougherty responded we are not going to get a two for one deal. I can tell you that with confidence.

Alderman Garrity stated that is just a figure of speech. Obviously I realize that.

Mr. Clougherty responded I can't speculate as to what we will be able to negotiate. Obviously there are some economies of scale because of the similarities in the buildings. In other words, our classrooms are the same size so we have the same number of exits. The exits are the same size. We need the same number of exits to meet current egress requirements so your egress analysis is that much less intensive when you get to the second building. When you are talking about a Beech Street or a Webster or Green Acres and throwing that in the mix, the same theory doesn't apply. It is an entirely different building with a different layout and different stairwells and different footprints. The entire analysis has to be done again.

Alderman Garrity replied I understand. I have been in every building as a School Board member.

Chairman Herbert stated Alderman Garrity I think we are in danger of trying to get five pounds of stuff or ten pounds of stuff into a five-pound bag here.

Alderman Garrity stated this Committee does control the contingency so maybe...

Chairman Herbert interjected let's not do that again. Would it be okay for the Aldermen who have the concern...and the School Board shares the same ideas that basically we have already approved the \$95,000 with the idea being that Mr. Clougherty thinks he can maybe do a little better but instruct him in the motion to come back with information as to how much he might be able to get for this \$95,000 in terms of the other open concept schools. In other words, I would rather have him have a very defined plan for us to consider. I am willing to expand it in the sense that we are committing to open to close. I just don't want to mess up this particular project.

Alderman DeVries stated I guess maybe a simple solution is that we authorize Tim to go ahead and negotiate the design phase for Highland Goffes Falls since they are sister schools and very similar and maybe we can accommodate a vote on that expenditure through a phone poll so that we can move along the Parker Varney project tonight because it is a known.

Chairman Herbert responded I have a problem with identifying Highland Goffes Falls because there are other competing projects and the School Board hasn't decided. I would rather stick to the open concept idea.

Alderman DeVries replied we can say other open concept schools that he identifies the pricing for the design phase and maybe we can accommodate a vote on that action in a phone poll to move it along because I think he is going to look go forward with his contracts before our next meeting. We don't want to hold up Parker Varney.

Chairman Herbert responded why can't we just ask him in another motion to come back with proposals on the design phases for the other schools.

Alderman DeVries replied because we will lose the economy of scale of two schools that are sister schools and similar. I think Tim just expressed to the Committee that there are some savings to be had.

Mr. Clougherty stated there are some savings to be had but the idea that the Chairman floated that I come back next month or whenever...I would assume that the Building & Sites Committee is going to want to prioritize. I think that is where we are looking at. If they met in the next month and did whatever priorities they wanted to I could still negotiate a package deal for Parker Varney and Highland Goffes Falls. I don't need to elect Highland Goffes Falls right off. The work is going to be done and we will have the number. I can bring it back to the Committee if we get that directive from...

Chairman Herbert interjected and/or Beech and/or Webster and/or...we shouldn't be making those decisions here because the School Board hasn't made them.

Alderman Roy stated I have two quick questions of Tim. First of all, these designs once they are done they are basically timeless. The bricks and mortar don't change at the school. It is just that the cost will change if we wait a longer period of time so if we did a Highland Goffes Falls design and it became the fifth priority instead of the second, third or fourth then we could sit on that plan until it was able to be funded.

Mr. Clougherty replied that is correct. That is one of the things I want to make sure that is clear to the Committee. My understanding is unclear based on this proposal and that is why I was looking for the \$95,000. What I want at the end of the day when the City buys a design is a design that is stamped that we own that we can then build if it be next year or next month or five years from now. I don't want a conceptual design that one contractor can work with but he still needs the architect to answer questions. I need to make sure and that is why I didn't want to stick with that \$37,300 number. I want to make sure that I got enough money in there to buy the design and get us some documents so that design is timeless as you talked about Alderman.

Alderman Roy asked in knowing that Tim and getting back to the actual Parker Varney \$95,796 and with all due respect to my friends at Gilbane, 8% on the total...do we not have a working relationship with Lavallee-Brensinger or is this just part of the design-build where everything goes through Gilbane. Is this something that we could do outside of design-build and outside of the 8%?

Mr. Clougherty answered yes. If the Committee so desired we can contract with anyone. We would have to follow the guidelines of the Procurement Code in order to accommodate that. It doesn't have to go through Gilbane and it doesn't have to go to Lavallee. The 8% is a reasonable figure. I am not worried about the 8% being a high number. These guys have already done a lot of work on this project on just the concept of open classrooms at Parker Varney and Highland and

Beech Street School so I wouldn't look to cut Gilbane out of the loop to save the \$7,000. I don't think that would be right at this point in time.

Alderman Roy responded I just wanted to hear you say that because when I look at this at \$7,000 per design times five schools that is basically pay for four and get one for free if Gilbane is not involved but if they are providing the work and the oversight and it is your recommendation that we keep them involved then I would agree with you.

Mr. Clougherty replied in this instance yes I would definitely support that.

School Committee Member Herbert stated as somebody who is a strong advocate of Highland Goffes Falls School I would have to say to the Alderman in Ward 9 that it does make a difference when the principal and the PTA and PTO's come before the School Board and advocate for their schools. That does make a difference on where their priority is. As you know, I have been an outspoken individual as far as the air quality in that school and was going to bring up some issues again tonight with that and I would be the first one to support anything that the principal, the PTO and the people that go to that school want in that school. It has nothing...it has a lot to do actually with the advocacy of the people that go to that school coming before the School Board and advocating their needs. So it does make a big difference and like I said I would be the first one to support anything that Highland Goffes Falls would like to give that school better air quality and make it a more sound resistant school.

Alderman Garrity stated I don't deny Mr. Beaudry's actions and the things that he wants to do for Highland Goffes Falls. It wasn't a comment on Mr. Beaudry. It was a comment that the faculty...the way it was in the press it stated that he polled the faculty and it didn't say anything about PTA's or PTO's and I was just curious if the parents were polled. I mean the teachers, yes, their opinion means a lot but so does the parents of the students there. There was no editorial comment on you, Mr. Beaudry. There is no doubt in my mind that you advocate for Highland Goffes Falls School.

Chairman Herbert called for a vote on the motion to approve approve up to \$95,796 for design services for the Parker Varney wall project. There being none opposed, the motion carried.

Chairman Herbert stated the other item that is not on the agenda but has been discussed quite a bit here is we have some bid information in regards to the painting project at Weston. Tim, could you discuss that?

Mr. Clougherty responded yes. You should have correspondence in front of you relative to expansion of some of the painting scope at Weston Elementary School. It was a request of the Building & Sites Committee. We have gone forward and put some bid numbers out. Initially as we talked we thought the number was going to be higher similar to the asbestos abatement. In this situation we are looking at a total of \$31,500. You will see a bid summary in front of you for four different bidders that Gilbane has undertaken on our behalf and it is their recommendation as well as the recommendation of the Facilities Division that we move forward with that \$31,500 in expanded scope for painting at Weston Elementary School.

School Committee Member Beaudry moved to accept Bidder #4's bid and move forward with the painting at Weston Elementary School. Alderman Porter duly seconded the motion. Chairman Herbert called for a vote. There being none opposed, the motion carried.

Chairman Herbert stated I think School Committee Member Beaudry has some questions regarding Highland Goffes Falls.

School Committee Member Beaudry stated just so it is on the record Tim – what we talked about earlier is the insulation on that second floor. We had spent some money to have Turner come in and do an air quality test as you know and they made several recommendations. Some were supposed to be done in the 2004 school year and some were supposed to be done in the 2005 school year. One of them was the insulation that was removed and replaced. It was supposed to be enclosed or encapsulated in plastic and my understanding when I was over there a week ago talking to the principal and one of the members from Gilbane was that they put the fiberglass type insulation back up on the second floor along with the older tiles that were...apparently they were still good but they put older tiles back up there. I was wondering why that was done. My understanding is that the first floor had the encapsulated insulation but the second floor didn't. Can you respond to that?

Mr. Clougherty responded the recommendations from Turner that talked about the September 2004 reoccupancy were completed with the exception of painting the roof white. We hadn't done that. We weren't comfortable painting the roof until we had done our homework to make sure that we could find a product that wouldn't void any warranties and what have you. We are going to do that this summer and I apologize for that not getting done in a more timely fashion. The rest of the stuff has been done and the recommendations for the 2005 heating season are going to be accomplished. We are still in the throws of commissioning and start-up at that building so that is going to be accommodated as well. Things like the resetting of the discharger temperature and installation of carbon dioxide

monitoring sensors to cycle the units so that we are not over ventilating the space. I apologize if there was a communication gap but I don't know where Turner said anything about encapsulating the insulation. They so specifically talk about cleaning up any fiber from fiberglass that has accumulated due to construction. We also went back and we did some significant hepa vac tests. We spot vacuumed toxic cabinets and what have you to make sure there wasn't asbestos and fiberglass and things like that. So that was done last year. Relative to your question specifically about encapsulated insulation, it was my understanding that the insulation that we put back there after we removed ceiling tiles would be encapsulated as well. I don't want to speak for Kevin Foley with Gilbane but I believe that is his understanding as well. I will let him talk about that.

Kevin Foley, Gilbane, stated understanding that there were air quality issues at this school, I contacted our ceiling contractor. Under the RFP we owed the City to put back the sound vat insulation that was removed when we did the abatement of the ceiling tiles. In contacting him I suggested to him that I would prefer to use the encapsulated vats and indeed paid him extra to supply encapsulated vats as they are more expensive than the oil based vats that were there. As far as I know, that is what I paid for and that is what I expected. If someone made a change they did so without permission and we will investigate it and find out what has gone on and make sure that what we paid for is what we received.

School Committee Member Beaudry stated it is my understanding that it is the second floor where the problem was. As far as the encapsulated insulation, where that was brought up was at the Building & Sites Committee when Turner came in and did their presentation on what they found and they did mention about making sure that the fibers were vacuumed with hepa filters and that and their recommendation at that time so that it wouldn't happen again was to encapsulate the insulation so if somebody has to remove a ceiling tile because of mold or whatever insulation wouldn't be falling down on the desks and the floors. That is why that was brought up. The painting of the roof and the rest of that is going to also be done this spring?

Mr. Clougherty stated we are going to undertake the recommendation that Mr. Turner had put forth. Just one item on Highland Goffes Falls. What we are going to do is look at every area that we affected ceilings and that we affected insulation that we put insulation back just to make sure that we are putting stuff back as we had represented. There may be some areas where we didn't replace ceilings that still have fiberglass above it that we quite simply just didn't touch because it was not necessary as part of this project. Maybe those are the areas that we are referring to. I just want to make sure that the potential exists for that.

School Committee Member Beaudry asked can somebody get back to us with that when you go up and check it out.

Mr. Clougherty asked would you like us to respond to the Committee, Mr. Chairman.

Chairman Herbert answered you can get back to this Committee.

Mr. Clougherty stated then we will provide a summary in the next agenda.

School Committee Member Beaudry stated I noticed on Page 13 and your pages are numbered but they are numbered by work order and it is Gilbane Job #3387 Central High School flooring for the Classical Arts Building. It does say that in the scope of the project the work is for major floor preparation work in the Classical Arts Building in order to accept a new VCT flooring system on top of the new underlayment system. My understanding over there on the hallways is they didn't put new underlayment. What they did was just sanded down the glue or the whatever was holding the old tiles down and put the new tiles right on top of it. If the scope of the project states that they are supposed to put new underlayment why wasn't that done in the hallways and who gave the permission to change the scope of the project to just put the new tiles on top of the old sub floor?

Mr. Clougherty stated I am just trying to make sure that we are on the same page. If you look at the top right there is a change order/req #. What is that on the sheet that you are looking at?

School Committee Member Beaudry answered #110273. It is dated 11/17/04.

Mr. Clougherty stated unfortunately without having all of the other backup that goes with it I can't answer your question completely accurately but what I can tell you is that this change order is for about \$10,000 or \$10,268. This change order did not accommodate new underlayment throughout the building. This is only a couple of rooms.

School Committee Member Beaudry asked so the original scope them was just to remove the old tiles. I know that we talked about this before in the Classical Building in the classrooms when it said to remove the sub floor and replace the subfloor with new tiles and they put underlayment on top of the old floor and put the new tile on top of that and the reason was that there was asbestos in there and the asbestos removal was going to cost more than just putting the plywood down and putting new tiles on top of the plywood. If my memory serves me right we said we would save \$90,000 doing that. My question is why wouldn't we sure up

or at least level out the old sub floor with new material instead of laying new tiles on top of old plywood?

Chairman Herbert asked is this the same question we discussed several months ago.

School Committee Member Beaudry answered there are hallways that we are talking about now where before it was the classrooms.

Chairman Herbert asked but it is the same conversation, correct. I mean we already know the answer to the question don't we?

School Committee Member Beaudry answered no not for this section because they didn't put a sub floor in.

Chairman Herbert stated I am a little confused as to the question. When I read this I don't quite understand...I can see what you said here in general but I don't know the specifics because I am not a contractor. I prefer that if Mr. Beaudry has a question that needs more research on your part that we wait until you can discuss with him what he is interested in. I don't understand the question.

School Committee Beaudry responded I don't mind getting this answer whenever. I just want to know why that transpired if the scope of the project was...was the scope of the project just to remove the top layer of tile and put new tile on top of the old sub floor?

Chairman Herbert stated we obviously have an issue here with the word scope because we had a conversation about what scope is. It is the document and it means something to Mr. Beaudry but I am not sure it means the same thing here.

School Committee Member Beaudry stated we can talk about this after but I have...

Mr. Clougherty interjected why don't we do this. Obviously there are some concerns with the flooring at the Classical Arts Building. I have had our inspectors looking at it. DMJM has been looking at it. We are not really getting anywhere answering questions. Let's meet out at the job site. I will bring our Superintendent from Gilbane and the inspector. We will have the appropriate contract documentation available for review and will walk through the building and see what the issues are and address them once and for all hopefully.

School Committee Member Beaudry stated if I may you did mention that there are concerns with the hallways then.

Mr. Clougherty answered there are concerns with some of the areas in that building yes.

Alderman DeVries stated I just thought I heard a very good resolution to maybe schedule a meeting out there and discuss that. Were you asking to do that with Mr. Beaudry or suggesting that we might have a meeting there?

Mr. Clougherty responded whatever pleases the Chair and the Committee. I would be more than happy to meet individually or with the entire Committee. We can schedule next month's meeting out there if you would like.

Chairman Herbert asked does Alderman DeVries want to meet at Central High School next month. I think Mr. Beaudry has some specific issues and it is an open invitation if anybody wants to know about this explanation or investigation or whatever you want to call it.

School Committee Member Beaudry stated I would welcome my colleagues to come with us.

Alderman DeVries stated maybe it would be appropriate to schedule the next meeting there.

Chairman Herbert stated okay maybe we can combine the next meeting...would that be an issue with the security in that building now.

Mr. Clougherty responded no.

Alderman DeVries stated we just discovered there is a cost to that request. That there is a charge to have the meeting at Central High School.

Alderman Roy stated with Malloy Audio. There was a cost associated with the School Board's budget presentation that was held there.

Alderman DeVries stated I will withdraw my request to have the meeting at Central.

Chairman Herbert stated if there is a walk through set up then everyone will get invited.

Mr. Clougherty responded that is not a problem.

Allen Jefferson stated I think it is also important to note that some of the items that you talked about have been brought to Gilbane's attention and we are prepared to address them.

Alderman Garrity asked how is the painting coming at the Central gymnasium.

Mr. Clougherty answered we are going to be requesting additional monies to accommodate the painting of the gymnasium at Central High School. That will be an item that will come before your Committee probably next month.

There being no further business, on motion of Alderman Garrity, duly seconded by Alderman Porter it was voted to adjourn.

A True Record. Attest.

Clerk of Committee